

Assemblymember Christine Kehoe Brings You News from Sacramento

June 28, 2002

Protecting Homeowners

It's not unheard of for homeowners to lose their homes to community associations over marginal amounts of money – even a few hundred dollars. If and when a homeowner is late on a payment, an association may send the homeowner a notice of intent to record a lien and then that same day walk across the street to the courthouse to record that lien. Not only is it possible that an association's accounts may be in error, but the consequences of having a lien recorded against the homeowner can be disastrous to the homeowner's credit.

While it is the protocol of many associations to give homeowners a 30-day notice before recording a lien, some don't follow this good practice – nor are they required to by law. I've authored legislation to protect homeowners. AB 2289 would require a 30-day notice to homeowners before a homeowner association records a lien against the homeowner's property. It would also require the homeowner and the association to meet regarding any alleged delinquency in assessments. The Senate Judiciary Committee passed AB 2289 this week. You can view the text of this legislation by going to <http://democrats.assembly.ca.gov> and searching for AB 2289 in "Active Bills".

I Love Clean Water!

Last Friday, Project Clean Water honored me with a Clean Water Champion award for my work to promote and restore the San Diego River. It was during my City Council days, when I served on the California Coastal Commission from 1997 to 2000, that I really learned how important water quality is to San Diegans. Water quality affects everything from economic growth, safety, exposure to pollutants, access to recreational outlets, and so much more. When I got to the Assembly, I knew I would keep this important work going by doing what I could legislatively. As Chair of the Assembly Committee on Water, Parks and Wildlife, I can promote environmental policy issues relating to water. Water is the life-blood of San Diego. Without proper attention, we can lose this most precious resource.

Project Clean Water was initiated by the County of San Diego Board of Supervisors to provide a framework for regional commitment to protect and improve coastal and inland water quality. For more information, go to www.projectcleanwater.org.

What's in Season?

The 4th of July is just around the corner and it's time to dust off the barbecue, invite the neighbors over, and have a cookout! When planning your cookout menu, don't forget to include fresh roasted vegetables and cold, sweet fruit salad. California's produce is some of the best in the nation, and now's the time to enjoy it. To find out what fruits and vegetables are in season, read the "Fresh Facts" newsletter at <http://www.fpfc.org/default.htm>. "Fresh Facts" is an online newsletter offering healthy eating tips, recipe alternatives, and produce-related information.

Homeowners & Renters Assistance Forms Available

The Homeowner and Renter Assistance Program, run by the Franchise Tax Board (FTB), offers property tax refunds once a year to individuals who meet certain eligibility requirements. To determine eligibility, the FTB will consider your age, income, property value, any public assistance you may be receiving, and your mental and physical health. If you've applied for this credit in the past, you may automatically receive new application booklets. If you haven't yet received one, or want to get one, call my office and I'll send you a booklet. To get the specific eligibility requirements, go to the Franchise Tax Board web site at www.ftb.ca.gov/geninfo/hra/index.html.

A Survival Guide to Becoming an Adult

When your child turns eighteen, the doors swing open for them. Suddenly, they can live on their own, vote, serve on a jury, and get credit cards. Becoming a legal adult can be liberating, but it can also take a few years to figure the ins and outs of credit, banking, civic responsibility and where to go when help is needed. In order to inform and educate Californians who are entering adulthood, the State Bar of California just published, "When You Become 18: A Survival

Guide for Teenagers.” To view the guide, go to www.calbar.ca.gov. To order copies of the guide, email a request to: barcomm@calbar.ca.gov.

Kehoe Library

Don't forget that my office offers a variety of free brochures on various subjects. Get information on everything from state parks, college grants and loans, protecting your privacy, senior resources and more. Email me at Assemblymember.Kehoe@assembly.ca.gov to get a complete listing of our brochures and have some sent to you.